



1025 Shawnee Road SW  
Calgary, Alberta

MLS # A2284518



**\$699,900**

**Division:** Shawnee Slopes

**Type:** Residential/Duplex

**Style:** Attached-Side by Side, Bungalow

**Size:** 1,566 sq.ft. **Age:** 1988 (38 yrs old)

**Beds:** 3 **Baths:** 3

**Garage:** Double Garage Attached, Driveway, Enclosed, Front Drive, Garage Door Opener

**Lot Size:** 0.11 Acre

**Lot Feat:** Back Yard, Cul-De-Sac, Front Yard, Interior Lot, Landscaped, Lawn, Level, River View

**Heating:** Forced Air, Natural Gas

**Water:** -

**Floors:** Carpet, Ceramic Tile, Hardwood

**Sewer:** -

**Roof:** Asphalt

**Condo Fee:** -

**Basement:** Full

**LLD:** -

**Exterior:** Brick, Vinyl Siding

**Zoning:** R-CG

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** French Door, High Ceilings, No Animal Home, No Smoking Home, Storage, Vaulted Ceiling(s), Vinyl Windows

**Inclusions:** Work benches in garage and basement

Excellent opportunity for these much-in-demand bungalow villas in one of Calgary's most walkable communities, Shawnee Estates. Substantially upgraded, this very popular floor plan is a perfect home for maintenance-free living with fee simple ownership (not a condominium). This incredible find features new or newer roof, triple pane windows, furnace, A/C, hot water tank, Poly "B" removed, exterior doors and storm doors, water softener, hardwood floors throughout the main floor, upgraded lighting, bathroom renovations, pot lights, heated garage with an epoxy floor, and full basement development. Enjoy a total of 3 bedrooms (2 on the main floor), 3 full baths, a main floor office/den, vaulted ceilings, a power awning to help keep you cool on the sun-drenched west-facing deck. Upgraded glass deck rails, cove mouldings, French door, natural gas fireplace conversion, quality appliances, GFCIs added and more. Snow removal and landscaping are included for \$160.00/month. Walk to the LRT and Fish Creek Park in minutes, close to ring road access, shopping and more.